



March 2, 2026

**Amended
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-073206-25

In the matter of: 537, 75 HIGH ST
LONDON ON N6C4J8

Between: M & R Suites Inc. Landlord

And

Amanda Smith Tenant

M & R Suites Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Smith (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on November 19, 2025

The Landlords Agent Michael Bartman and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application

This order has been **Amended** paragraph 4, 5 of the order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. The Tenant shall payment the monthly rent in full and on time Starting December 01, 2025, for a period of 18 months.
3. If the Tenant fails to comply with the conditions set out in paragraph [#2] of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall also pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before December 18, 2025, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding

Date Amended

March 2, 2026

Date Issued

November 28, 2025

Date Issued

Jennifer Buckminster

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.